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Title:

Speech at the opening of West Lakes Model Village, Semaphore Park

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SPEECH BY THE PREMIER, MR. DUNSTAN, AT THE OPENING OF WEST LAKES
MODEL VILLAGE, SEMAPHORE PARK. 5/11/71.

MR. TURNER,

MR. CURTIS,

LADIES AND GENTLEMEN:

IT IS A GREAT PLEASURE FOR ME TO BE ABLE TO OPEN THE WEST LAKES MODEL VILLAGE TODAY. IT REPRESENTS A MAJOR MILESTONE ALONG THE WAY TO COMPLETION OF WHAT IS ONE OF THE MOST IMAGINATIVE SCHEMES FOR URBAN DEVELOPMENT ANYWHERE IN AUSTRALIA.

I'M DELIGHTED TO BE HERE PARTICULARLY BECAUSE IT WAS DURING THE LABOR GOVERNMENT'S LAST TERM OF OFFICE THAT THIS PROJECT WAS CONCEIVED AND INITIATED. WE BACKED IT BECAUSE IT WAS PRECISELY THIS TYPE OF INTEGRATED, MIXED DENSITY DEVELOPMENT WHICH WE WANTED TO SECURE FOR ITS OWN SAKE AND AS AN EXAMPLE FOR OTHERS TO FOLLOW. WE APPRECIATED ALSO THAT A MULTI-MILLION DOLLAR INVESTMENT ON THIS SCALE WOULD PROVIDE OUR BUILDING INDUSTRY WITH A MAJOR FILLIP AND MAKE MORE JOBS AVAILABLE FOR SOUTH AUSTRALIANS. THE EVIDENCE IS ABOUT US TODAY TO SHOW THAT THIS BELIEF HAS BEEN MORE THAN JUSTIFIED.

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ONE OF THE WAYS IN WHICH WE WERE ABLE TO MAKE THE SCHEME A REALITY WAS BY PROVIDING LAND AT BELOW MARKET VALUE. WE DID SO BECAUSE OF OUR BELIEF THAT THE CAPITAL INVESTMENT ITSELF AND THE OVERALL AESTHETIC AND SOCIAL BENEFITS WHICH WOULD ACCRUE FROM IT WOULD MORE THAN COMPENSATE FOR THE POTENTIAL LOSS OF REVENUE.

IT IS, BY THE WAY, FOR SIMILAR REASONS THAT WE ARE NOW PREPARED TO OFFER CONCESSIONS TO OBTAIN AN INTERNATIONAL HOTEL DEVELOPMENT IN VICTORIA SQUARE. THIS, TOO, IS A PROJECT WHICH WILL PROVIDE JOBS IN ITS IMPLEMENTATION THEN CONTINUING EMPLOYMENT AND OTHER BENEFITS AFTER IT IS FINISHED.

THE WHOLE WEST LAKES DEVELOPMENT PROVES WHAT HAS BEEN SAID TIME AND TIME AGAIN BY MODERN PLANNERS THAT A MIXTURE OF HOUSING WITHIN ONE AREA AND WORKING FROM AN OVERALL PLAN IS NOT ONLY A VIABLE PROPOSITION, IT IS THE MOST WORKABLE AND THE MOST AESTHETICALLY AND SOCIALLY VALUABLE.

SUCH SCHEMES ARE ECONOMICALLY EFFICIENT IN THE PROVISION OF SERVICES - SUCH AS WATER, SEWERAGE AND SCHOOLS. THEY ARE SOCIALLY EFFICIENT IN THAT THEY ENABLE PEOPLE TO LIVE IN REASONABLE PROXIMITY TO THEIR JOBS. THEY HAVE ANOTHER GREAT SOCIAL UTILITY IN STIMULATING AMONG RESIDENTS A SENSE OF COMMUNITY WHILE STILL ENABLING THEM TO ENJOY THE PRIVACY WHICH IS THEIR RIGHT AND THEY ARE VISUALLY PLEASING IN PROVIDING VARIATION OF CONSTRUCTION WITHIN AN INTEGRATED WHOLE SO AVOIDING THE KIND OF SPRAWL WHICH BLIGHTS THE OUTER AREAS OF MOST AUSTRALIAN CITIES TODAY.

THE BLEND OF LOW, MEDIUM AND HIGH DENSITY HOUSING WHICH MAKES UP THE MODEL VILLAGE WILL BE REPEATED WITHIN THE TOTAL WEST LAKES AREA AS WORK GOES AHEAD OVER THE NEXT FEW YEARS. INCLUDED IN THE VILLAGE ARE TERRACE HOUSES ON STRATA TITLES, A DUPLEX HOME, A BLOCK OF 18 RENTAL APARTMENTS, TOWN HOUSES AND SIX PROJECT HOMES WITH AN OVERALL VALUE OF \$650,000. THE VILLAGE DEMONSTRATES THE NATURE AND QUALITY OF THE KIND OF DEVELOPMENT BEING CARRIED OUT HERE AND WILL, I BELIEVE, ESTABLISH A DISTINCTIVE WEST LAKES IMAGE IN LIVING STYLES WHICH WILL SET A PATTERN FOR THE FUTURE.

THE BUILDERS, PLANNERS AND ARCHITECTS WHO HAVE BEEN RESPONSIBLE FOR IT HAVE DISPLAYED FLAIR AND IMAGINATION IN THE MANNER IN WHICH THEY HAVE RELATED SITE TO CONSTRUCTION.

AS YOU KNOW, THE HOUSING TRUST IS TO DEVELOP A 103 ACRE SITE ON THE NORTHERN BOUNDARY OF THE SCHEME.

IT IS INTENDED THAT THIS WILL BE A MEDIUM DENSITY CLUSTER HOUSING ESTATE AND WE ARE NOW LAYING PLANS TO ENSURE THAT IT IS DESIGNED AND BUILT WITH EQUAL IMAGINATION AND RESOURCE.

WEST LAKES HAVE WON GENERAL APPLAUSE FOR THE WAY IN WHICH THIS SCHEME HAS BEEN INITIATED, PLANNED AND LAUNCHED. THERE HAVE, HOWEVER, BEEN A FEW CRITICS, ONE OF THE MOST RECENT LINKING ITS LOCATION SOUTH OF THE PORT ADELAIDE INDUSTRIAL COMPLEX WITH PREVAILING WINTER WINDS. I CAN ONLY SAY THAT THIS CRITICISM IS OVER-HASTY. WE HAVE IN SOUTH AUSTRALIA A VERY EFFECTIVE AND VIGOROUS ENVIRONMENT MINISTER WHO IS MOST CONCERNED WITH THE QUESTION OF AIR AND OTHER FORMS OF POLLUTION ON URBAN LIVING. WE WILL SHORTLY BE BRINGING IN CLEAR AIR REGULATIONS WHICH WOULD MINIMISE THIS PROBLEM - IF INDEED THERE IS A PROBLEM AT ALL.

SIR, I CONGRATULATE YOU AND ALL INVOLVED ON THE WAY IN WHICH YOU HAVE IMPLEMENTED THIS PROJECT. THE ACHIEVEMENTS HERE SO FAR DEMONSTRATE THAT WEST LAKES WILL - AS WE FORESAW IN 1967 - BE A MODEL FOR URBAN DEVELOPMENT THROUGHOUT AUSTRALIA - A FINE HOME FOR THOSE WHO WILL LIVE HERE AND A GREAT ASSET TO SOUTH AUSTRALIA AS A WHOLE.

THANK YOU.
